



ROSEN HOUSE

PROPOSED KITCHEN ADDITION AND LANDSCAPE

9017 LOYAL AVE. NW
SEATTLE, WA 98117

ROSEN HOUSE
KITCHEN ADDITION

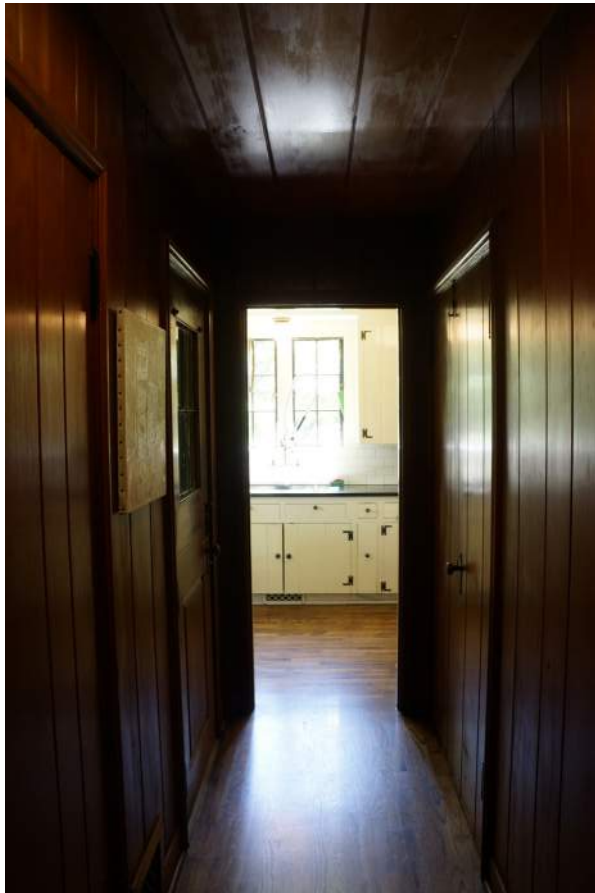


ROSEN HOUSE
KITCHEN ADDITION



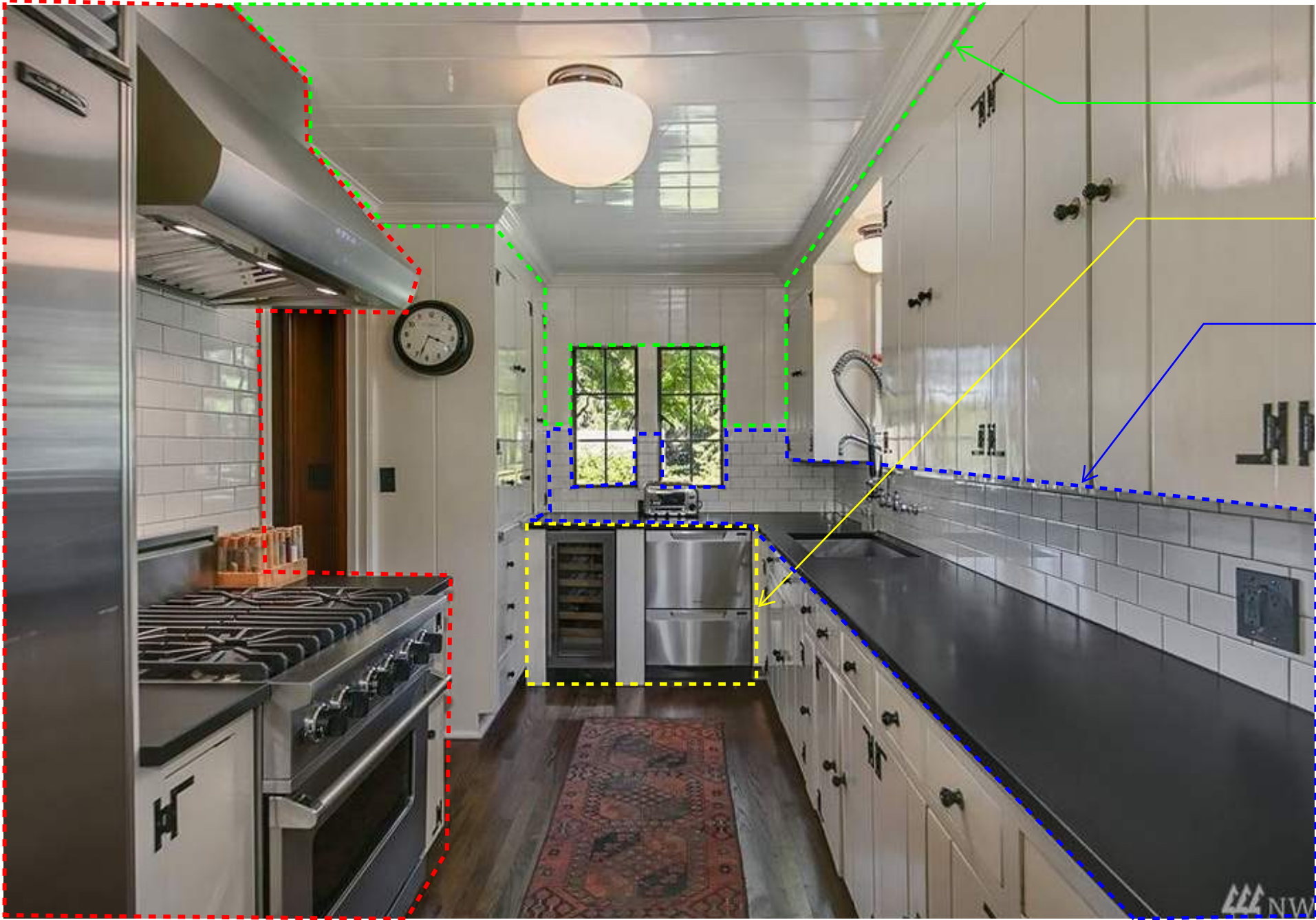
EXISTING HOUSE EXTERIOR PHOTOS

ROSEN HOUSE
KITCHEN ADDITION



EXISTING HOUSE INTERIOR PHOTOS

ROSEN HOUSE
KITCHEN ADDITION



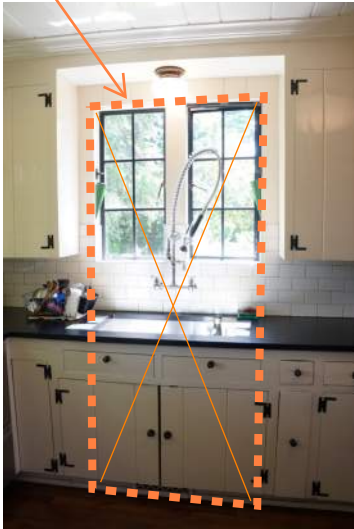
ORIGINAL KNOTTY PINE PANELING HAS BEEN REMOVED AND REPLACED WITH A SMOOTH PAINTED PANELING THROUGHOUT THE EXISTING KITCHEN.

ORIGINAL LOWER CABINET HAS BEEN MODIFIED TO ACCEPT NEW WINE FRIDGE AND DISHWASHER DRAWERS.

ORIGINAL TILE COUNTERTOPS AND BACKSPLASH REPLACED THROUGHOUT EXISTING KITCHEN WITH NEW SLABS AND TILE.

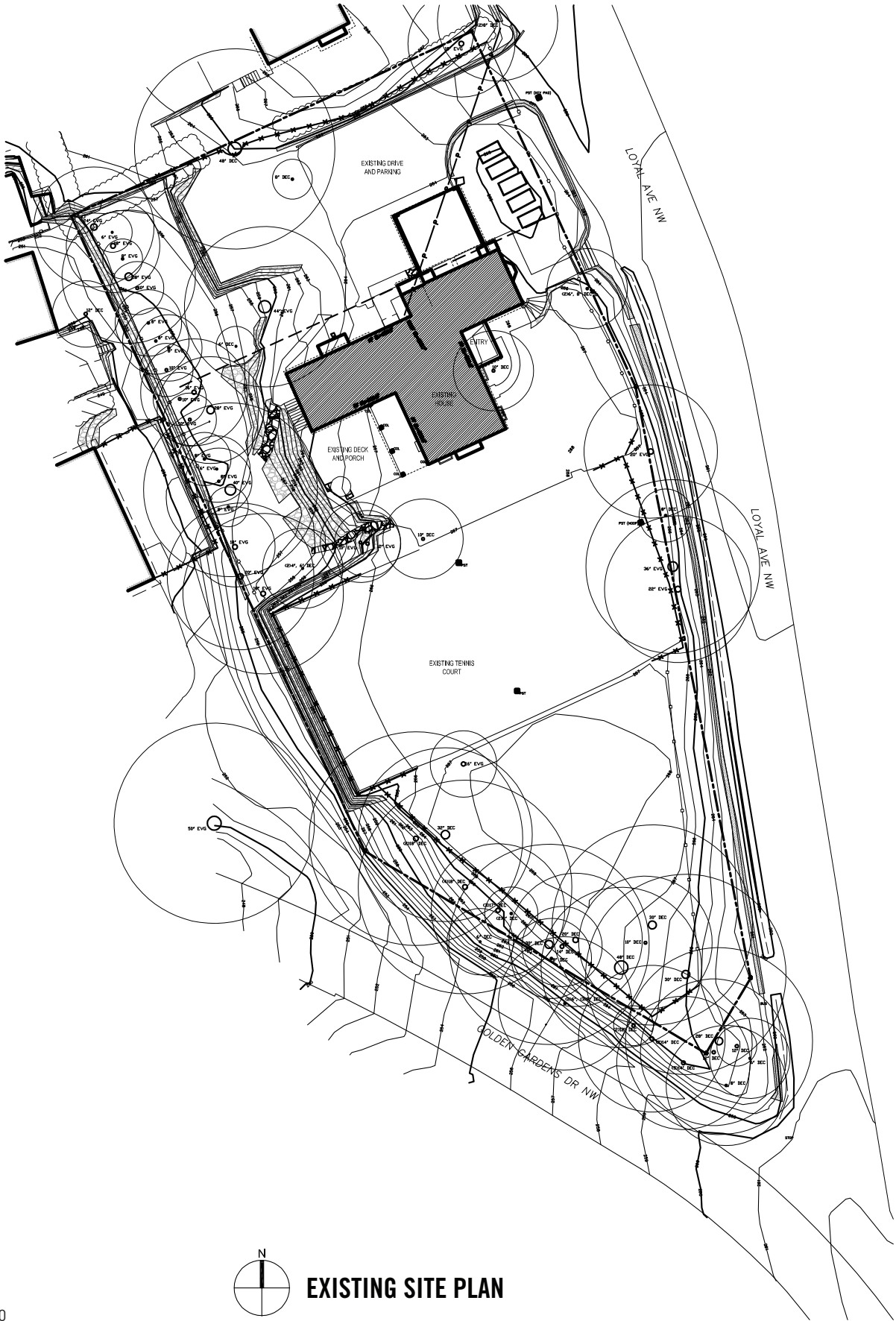
THIS ENTIRE WALL HAS BEEN ALTERED WITH FRIDGE CABINET, GAS RANGE, RANGE HOOD AND TILE WALL. NOTHING ORIGINAL HERE EXCEPT SOME SALVAGED HARDWARE ON THE NEW CABINETS.

PROPOSED NEW OPENING THROUGH EXISTING WINDOW OPENING INTO NEW KITCHEN ADDITION. REMOVE EXISTING WINDOW AND WALL BELOW.

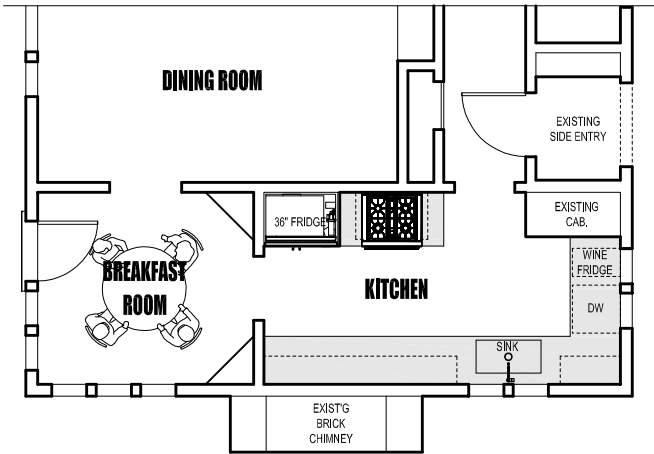


EXISTING KITCHEN PREVIOUS ALTERATIONS

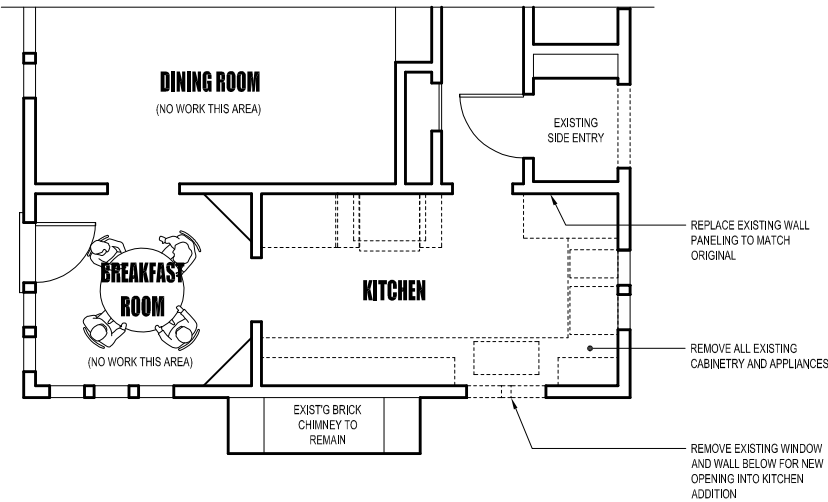
ROSEN HOUSE
KITCHEN ADDITION



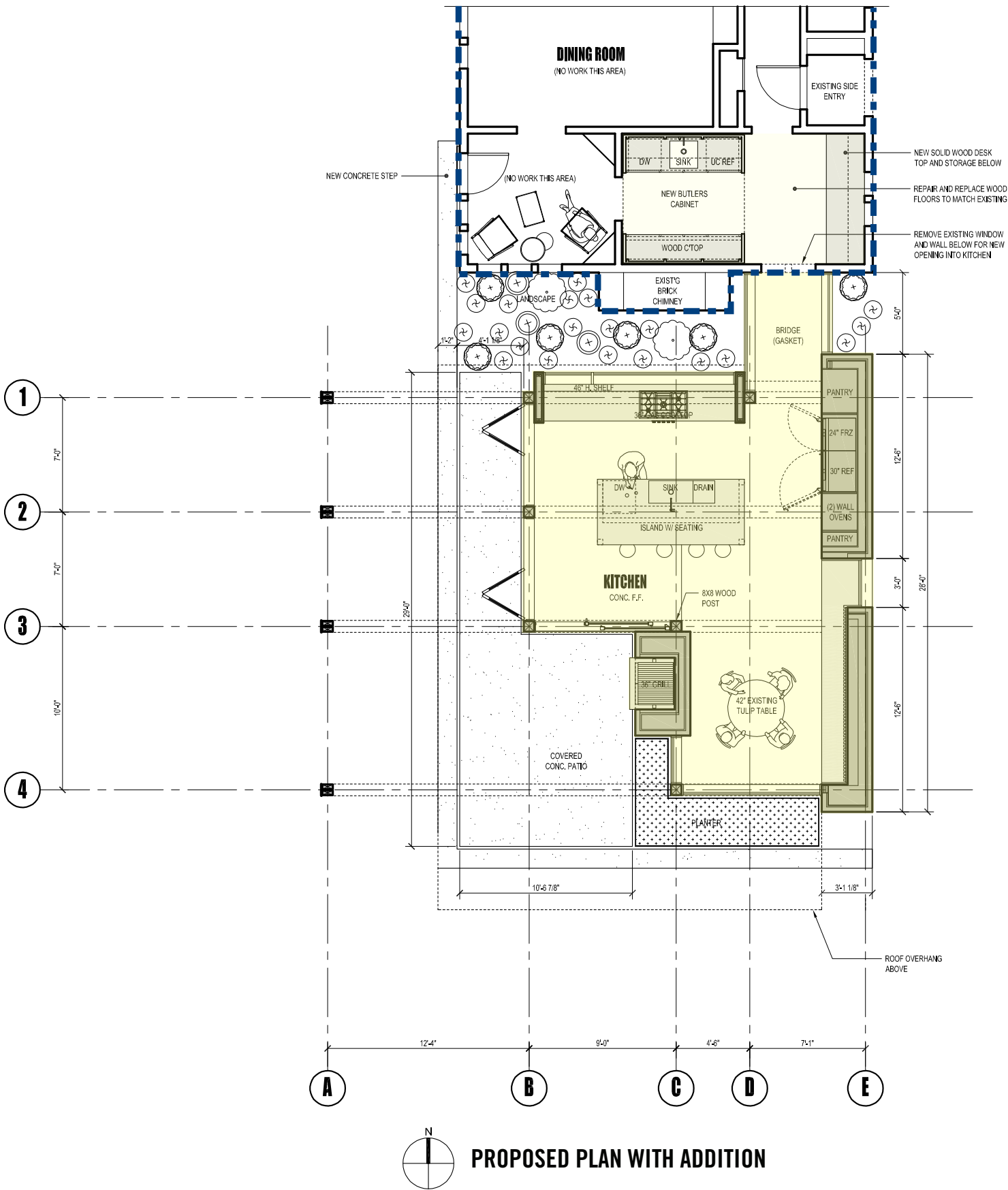
ROSEN HOUSE
KITCHEN ADDITION



EXISTING KITCHEN PLAN

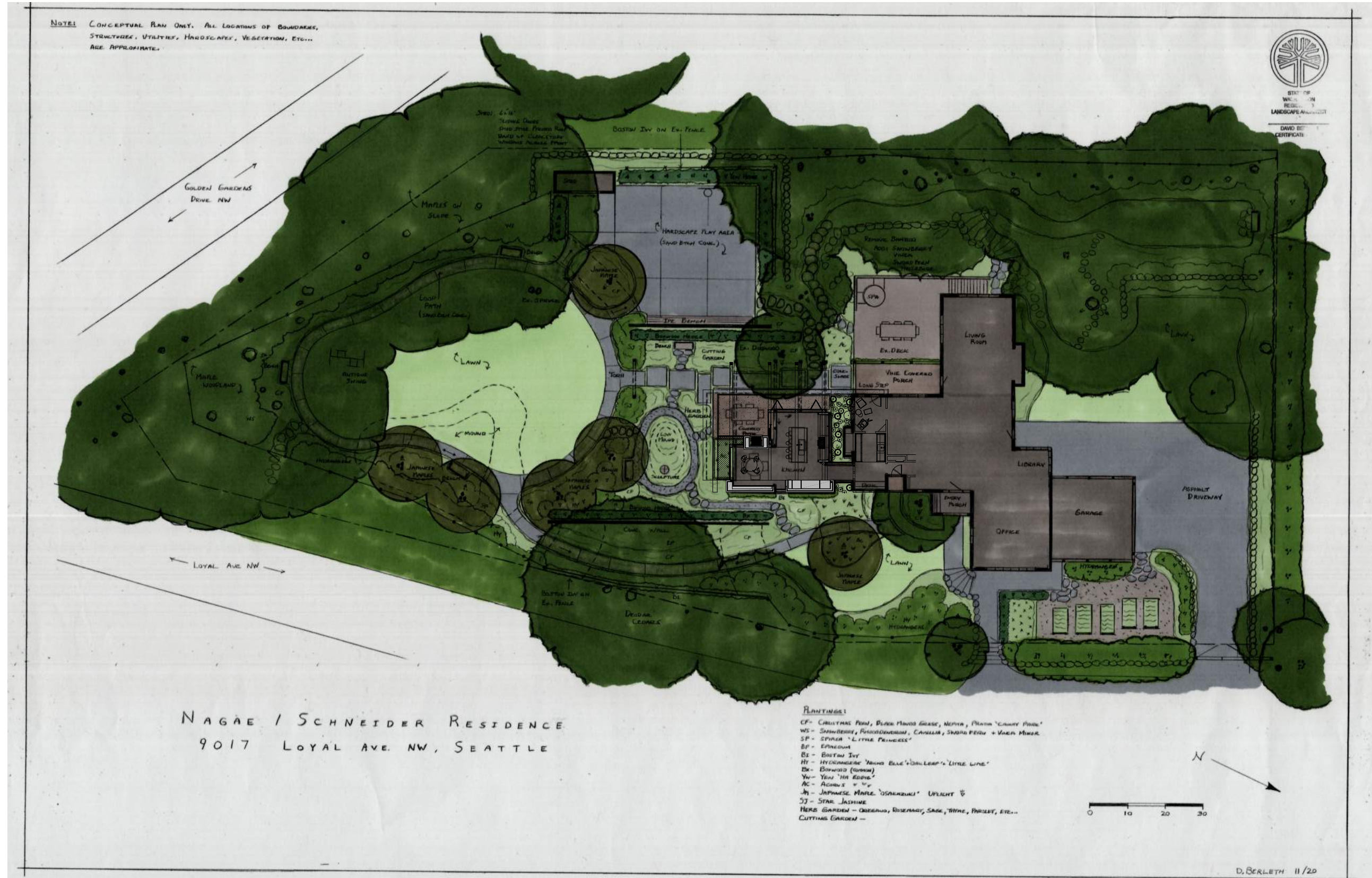


EXISTING KITCHEN DEMO PLAN



ROSEN HOUSE

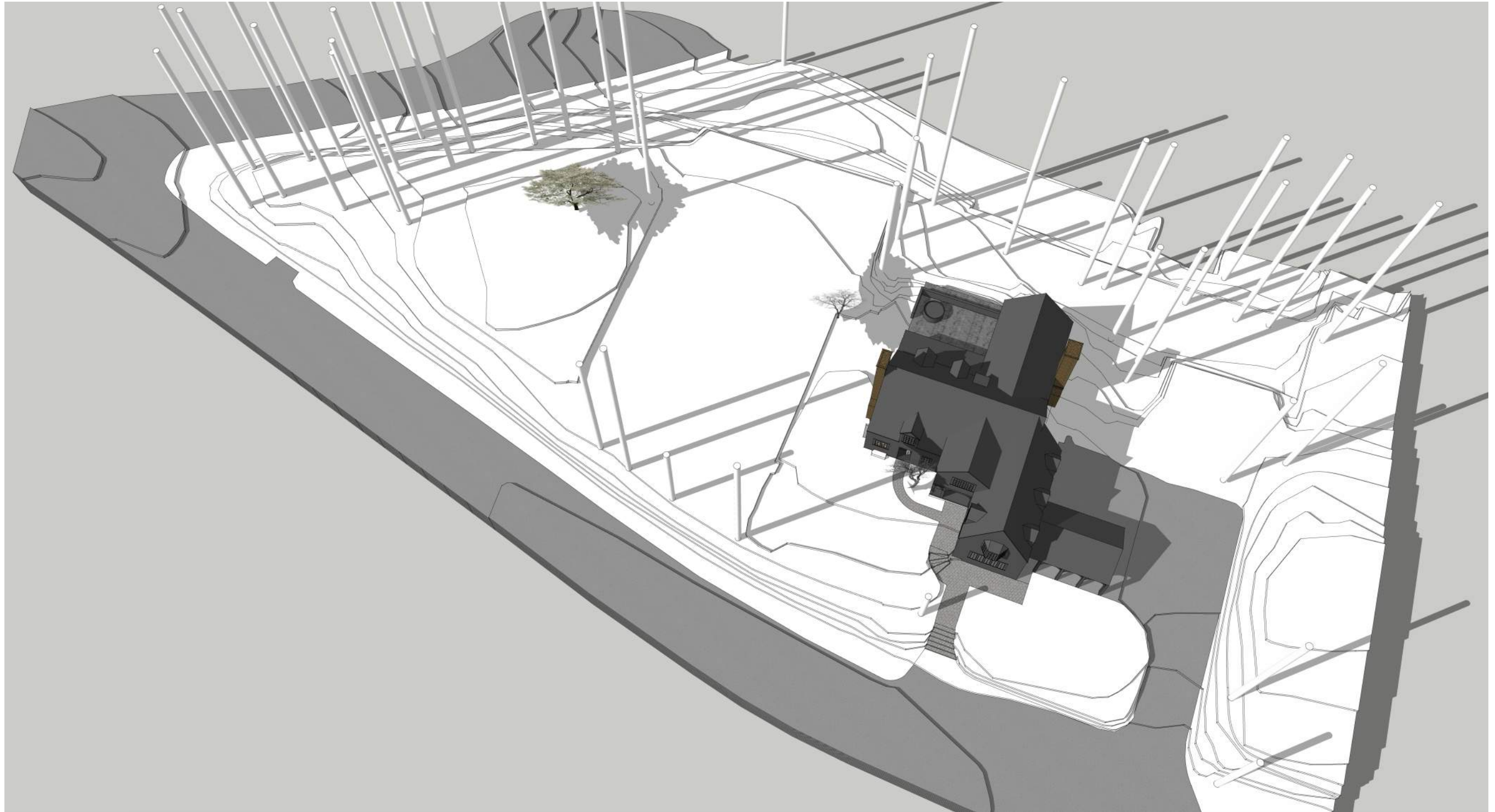
KITCHEN ADDITION



PROPOSED LANDSCAPE PLAN

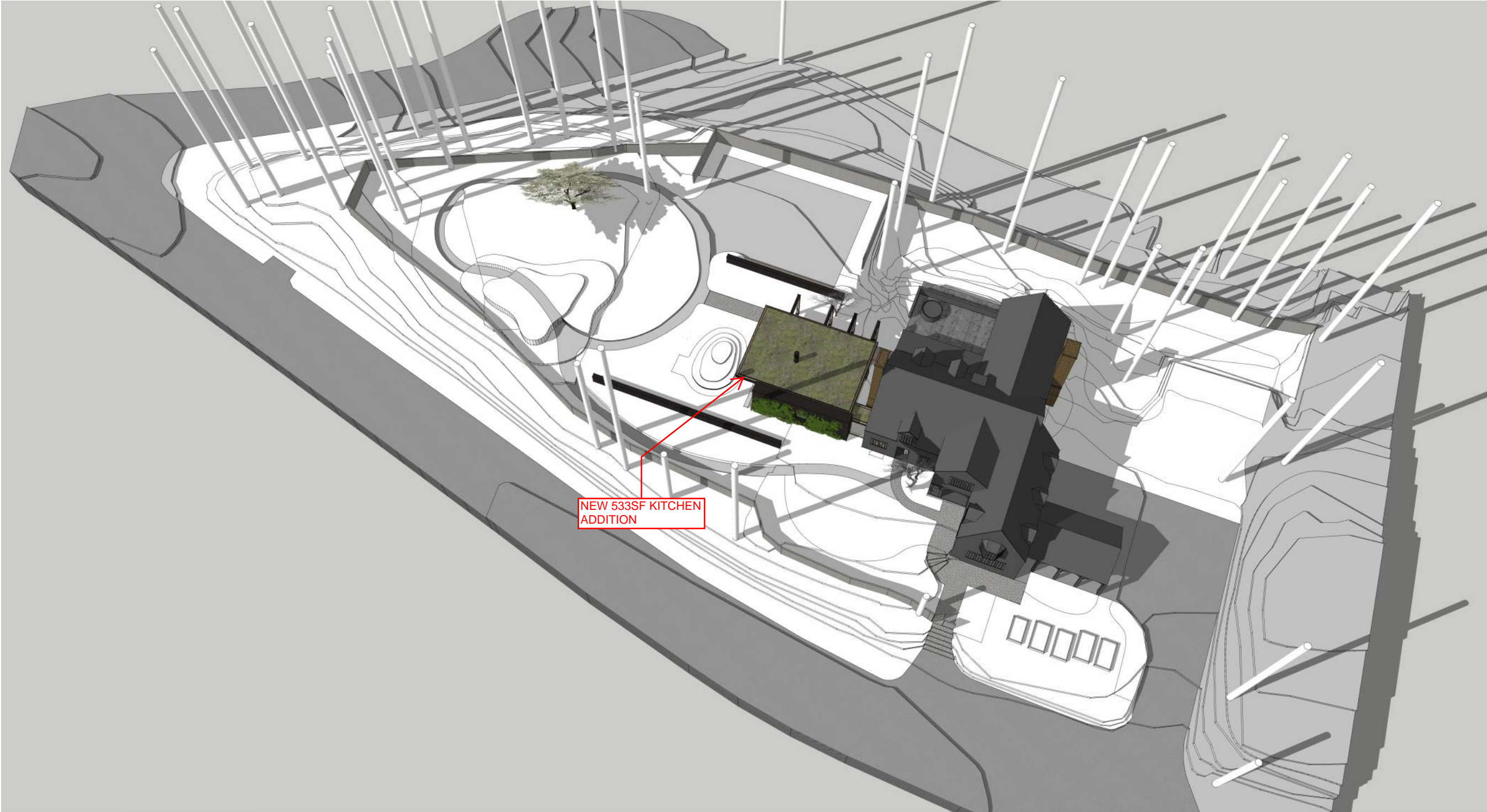
ROSEN HOUSE

KITCHEN ADDITION



SITE PLAN EAST VIEW WITHOUT ADDITION

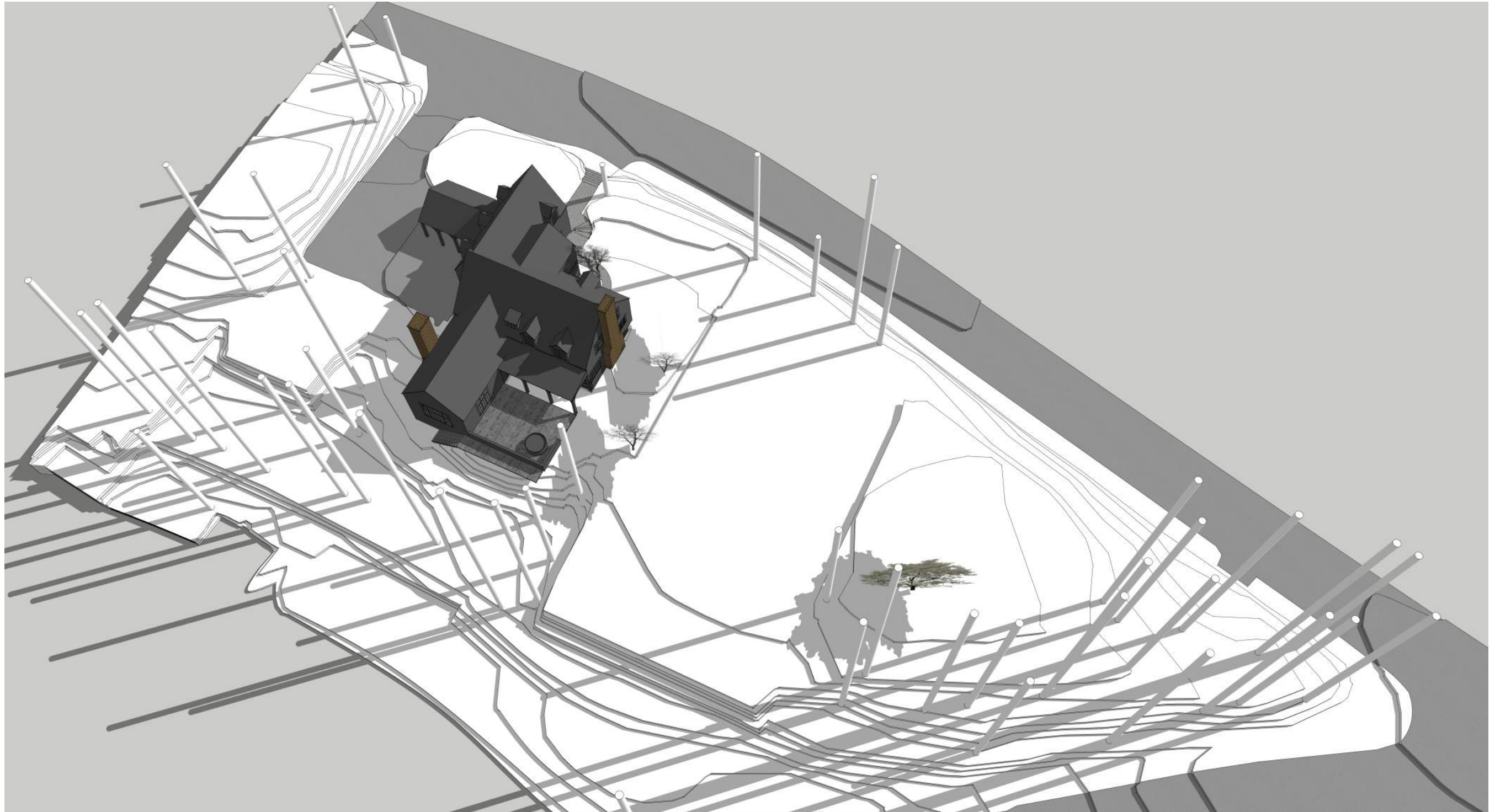
ROSEN HOUSE
KITCHEN ADDITION



SITE PLAN EAST VIEW WITH ADDITION

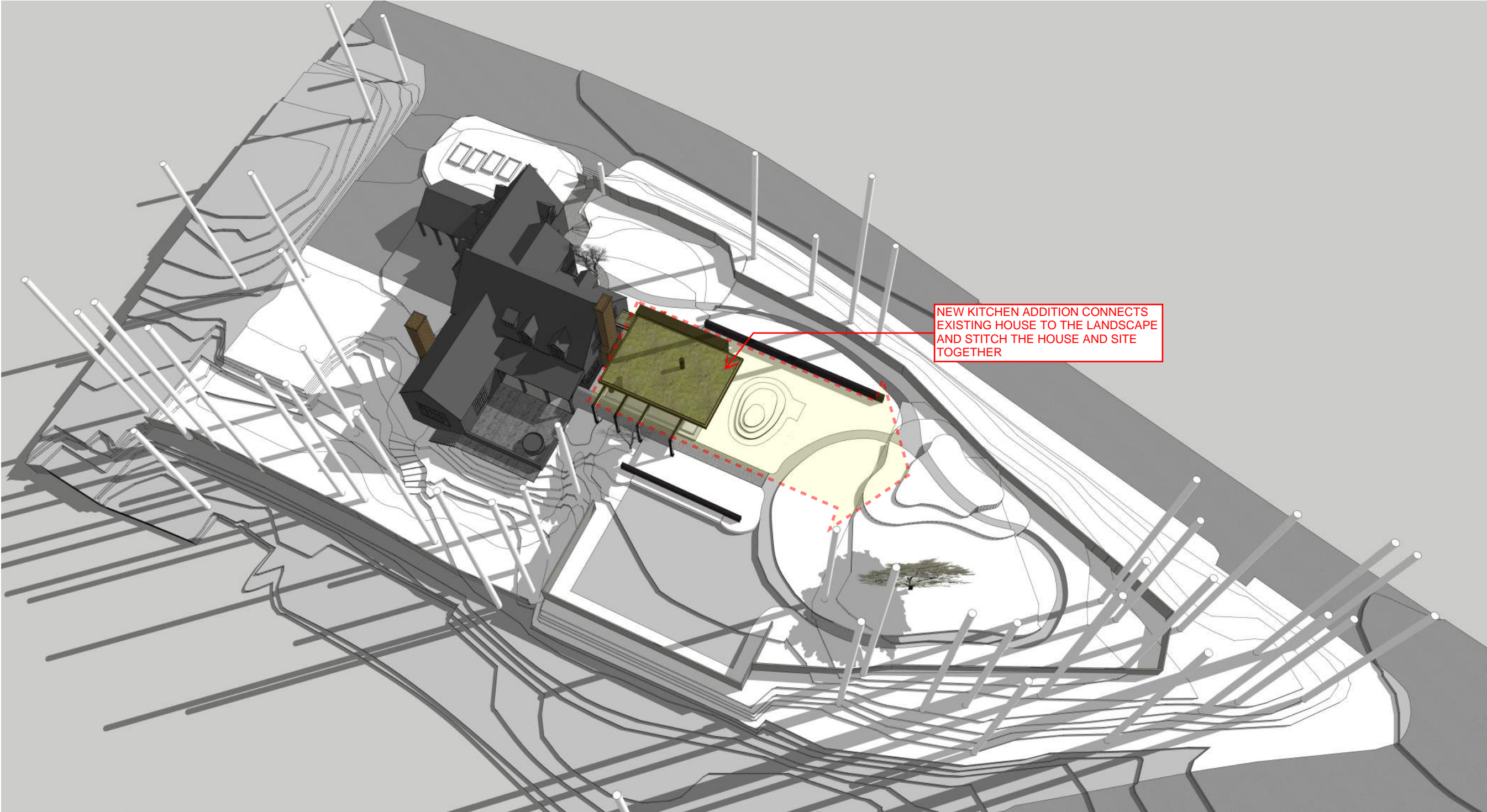
ROSEN HOUSE

KITCHEN ADDITION



SITE PLAN WEST VIEW WITHOUT ADDITION

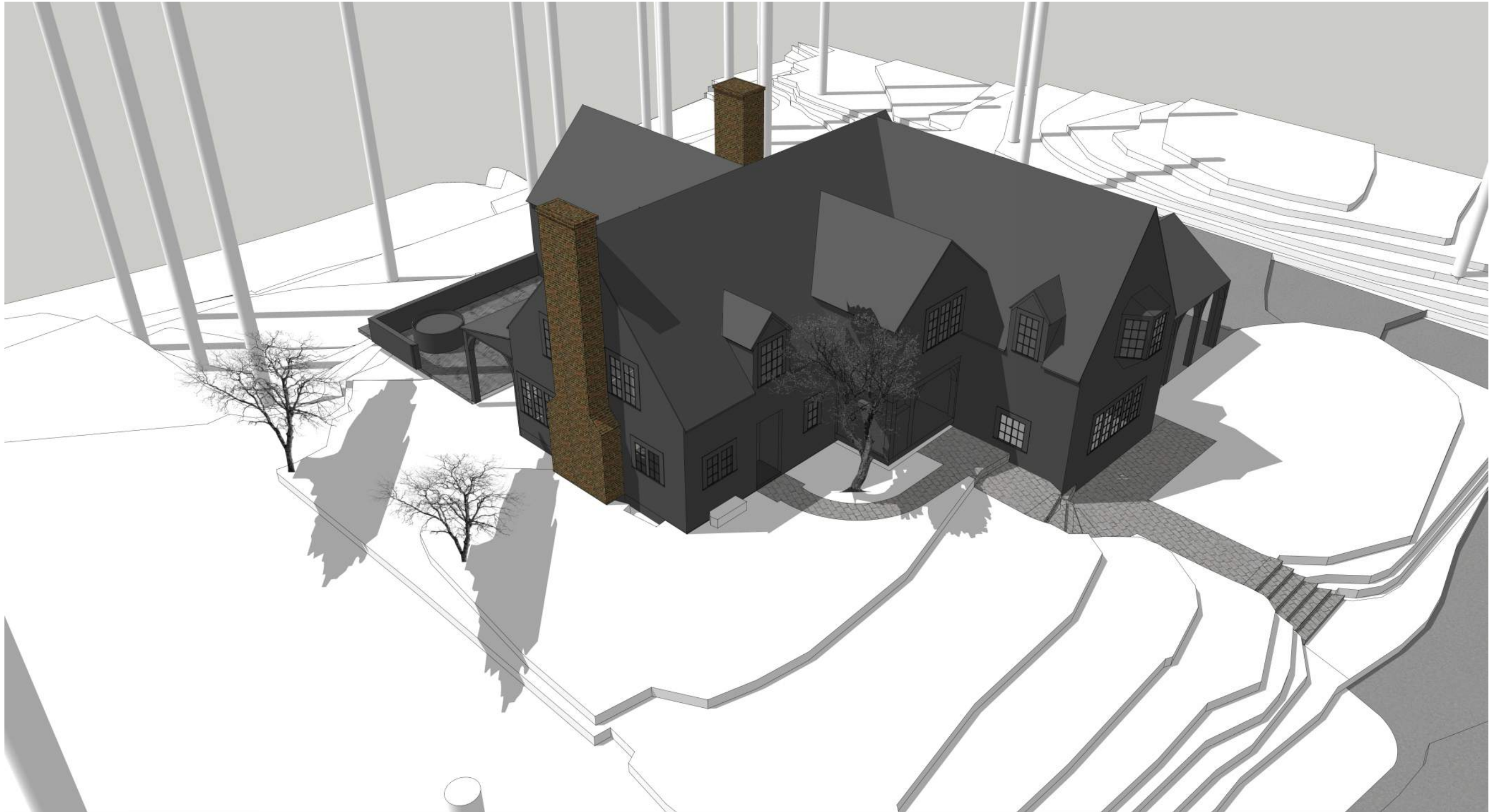
ROSEN HOUSE
KITCHEN ADDITION



SITE PLAN WEST VIEW WITH ADDITION

ROSEN HOUSE

KITCHEN ADDITION



LOYAL AVE BIRDSEYE VIEW WITHOUT ADDITION

ROSEN HOUSE
KITCHEN ADDITION



LOYAL AVE BIRDSEYE VIEW WITH ADDITION

ROSEN HOUSE
KITCHEN ADDITION



EAST ELEVATION (LOYAL AVE) WITHOUT ADDITION

ROSEN HOUSE
KITCHEN ADDITION

QUIET EAST FACADE OF
TEXTURED BRICK PLANTED
WITH BOSTON IVY DIFFERS TO
THE DETAIL AND SCALE OF
THE EXISTING HOUSE.

MAINTAINS PROPORTION OF
EXISTING EAVE LINE.

EXISTING FRONT ENTRY

EAST ELEVATION (LOYAL AVE) WITH ADDITION

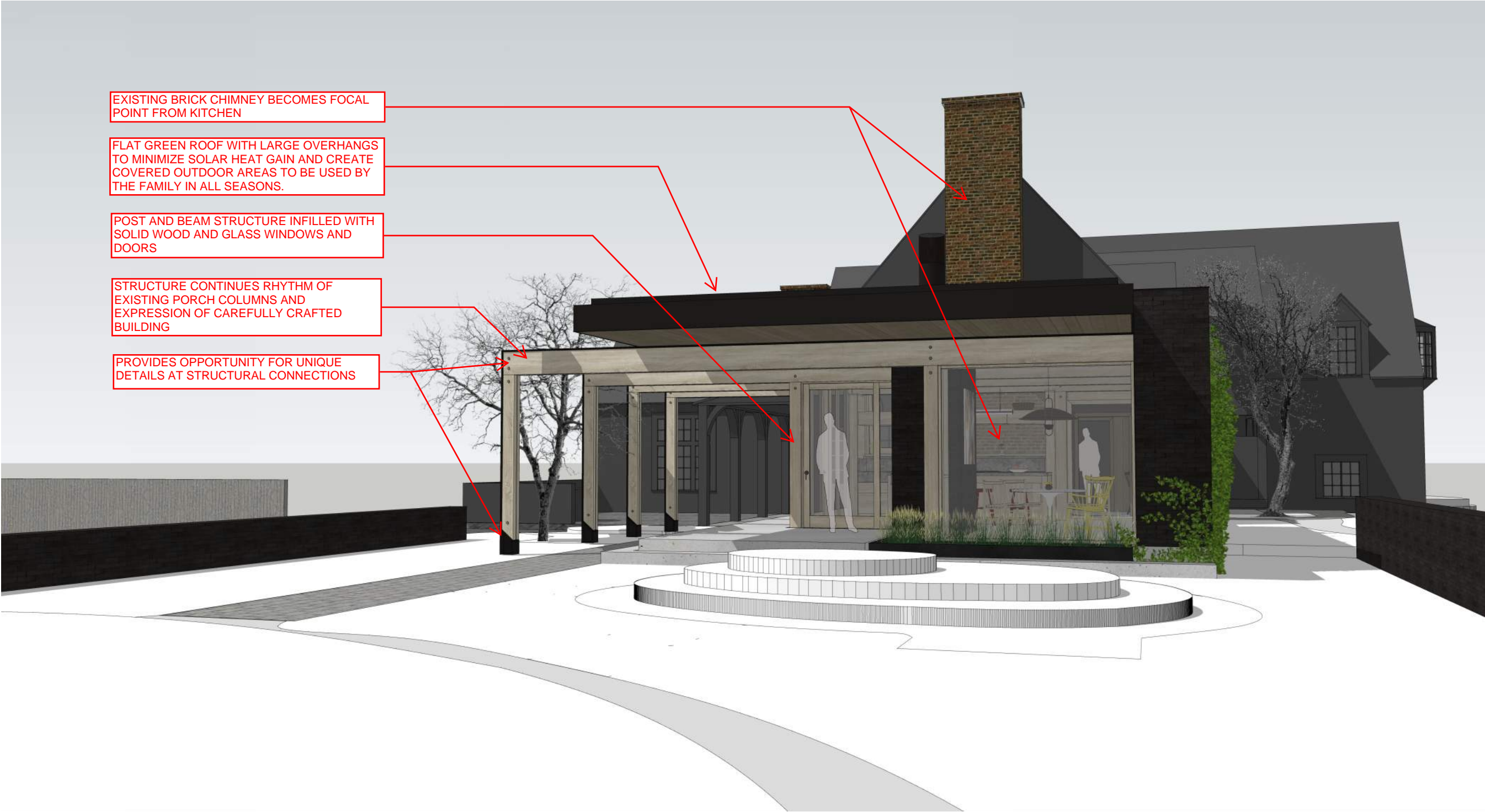
ROSEN HOUSE

KITCHEN ADDITION



SOUTH ELEVATION WITHOUT ADDITION

ROSEN HOUSE
KITCHEN AND POOL ADDITION



SOUTH ELEVATION WITH ADDITION

ROSEN HOUSE

KITCHEN ADDITION



SOUTHWEST ELEVATION WITHOUT ADDITION

ROSEN HOUSE
KITCHEN ADDITION



SOUTHWEST ELEVATION WITH ADDITION

ROSEN HOUSE
KITCHEN ADDITION



WEST ELEVATION WITHOUT ADDITION

ROSEN HOUSE
KITCHEN ADDITION



WEST ELEVATION WITH ADDITION

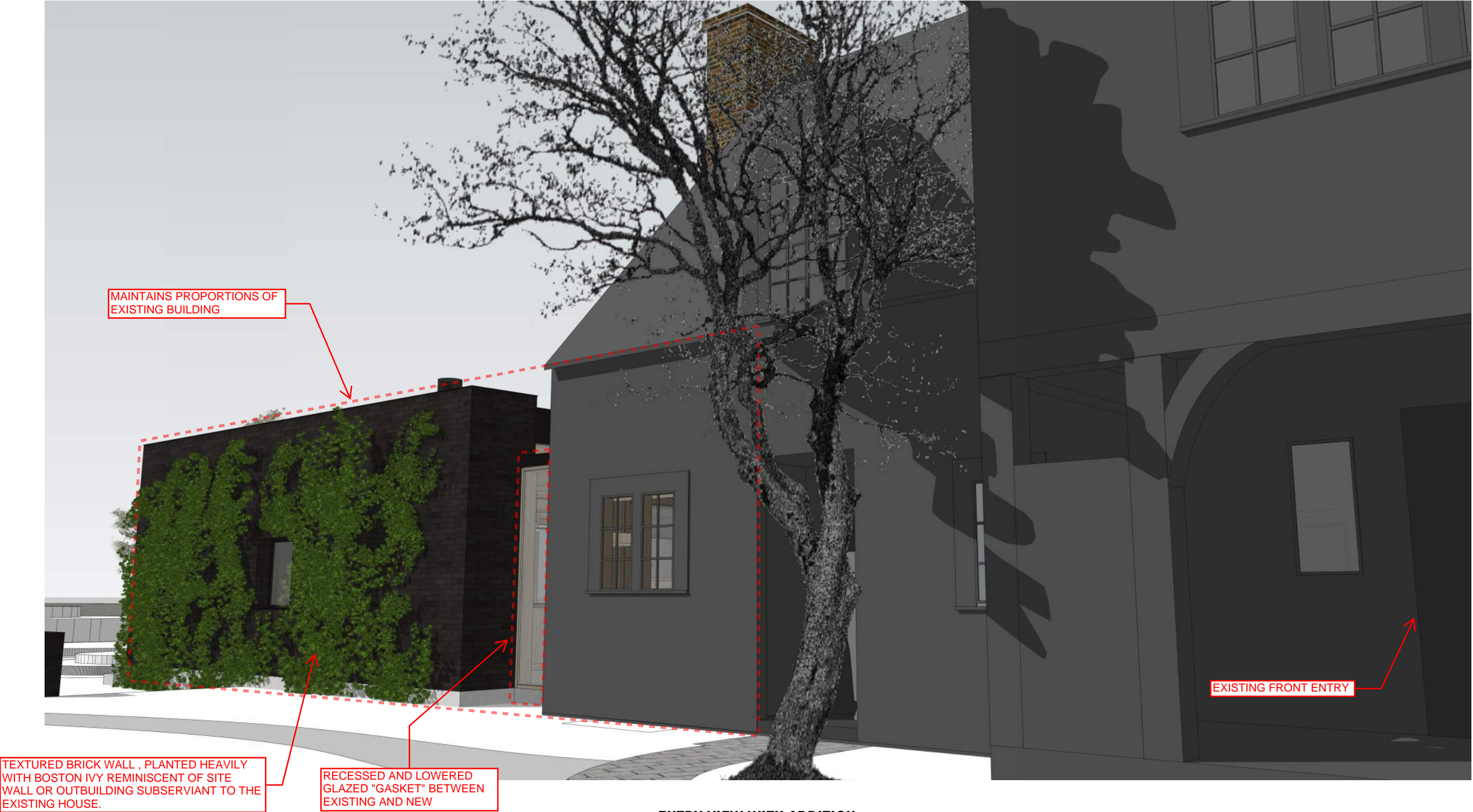
ROSEN HOUSE

KITCHEN ADDITION



ENTRY VIEW WITHOUT ADDITION

ROSEN HOUSE
KITCHEN ADDITION



ENTRY VIEW WITH ADDITION

ROSEN HOUSE
KITCHEN ADDITION



GASKET CONNECTION

ROSEN HOUSE

KITCHEN ADDITION



SECTION LOOKING WEST THROUGH GASKET

ROSEN HOUSE
KITCHEN ADDITION



WOOD PANELING REPLACED
TO MATCH EXISTING WOOD
PANELING ON ALL WALLS AND
CEILINGS

NEW "BUTLERS PANTRY" WITH
STONE COUNTERTOPS AND
WHITE OAK CUSTOM
CASEWORK

NEW WHITE "FLOATING" DESK
WITH STORAGE AND SOLID
WOOD BOOKSHELVES ABOVE

VIEW EAST FROM NEW BUTLERS PANTRY (EXISTING KITCHEN)